047.0	0007	0009.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	950,900 / 950,900
					USE VALUE:	950,900 / 950,900
					ASSESSED:	950,900 / 950,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
21		JEAN RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GOTTLER JANET M
Owner 2:	
Owner 3:	
Street 1:	21 JEAN RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 6,577 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1925, having primarily Wood Shingle Exterior and 3155 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6577.000	453,400	3,700	493,800	950,900
Total Card	0.151	453,400	3,700	493,800	950,900
Total Parcel	0.151	453,400	3,700	493,800	950,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 301.44 | /Parcel: 301.4

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 047.0-0007-0009.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	453,500	3700	6,577.	493,800	951,000	951,000	Year End Roll	12/18/2019
2019	101	FV	346,000	3700	6,577.	524,700	874,400	874,400	Year End Roll	1/3/2019
2018	101	FV	346,000	3700	6,577.	382,700	732,400	732,400	Year End Roll	12/20/2017
2017	101	FV	346,000	3700	6,577.	333,300	683,000	683,000	Year End Roll	1/3/2017
2016	101	FV	346,000	3700	6,577.	284,000	633,700	633,700	Year End	1/4/2016
2015	101	FV	337,400	3700	6,577.	277,800	618,900	618,900	Year End Roll	12/11/2014
2014	101	FV	335,200	3700	6,577.	228,400	567,300	567,300	Year End Roll	12/16/2013
2013	101	FV	335,200	3700	6,577.	217,300	556,200	556,200		12/13/2012

SALES INFORMATION

TAX DISTRICT:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SULLIVAN DENIS/	29200-437		10/8/1998		387,400	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/3/2014	589	Redo Bat	20,400					
9/25/2012	1205	Manual	23,900					

ACTIVITY INFORMATION

Date	Result	By	Name
11/28/2018	Info At Door	CC	Chris C
6/24/2014	Info Fm Prmt	PC	PHIL C
4/12/2013	Info Fm Prmt	EMK	Ellen K
4/16/2009	Measured	372	PATRIOT
5/3/2000	Inspected	276	PATRIOT
3/1/2000	Measured	270	PATRIOT
8/20/1993		AS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6577		Sq. Ft.	Site		0	80.	0.94	1									493,849						493,800	

Total AC/HA: 0.15099 | Total SF/SM: 6577 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 493,849 | Spl Credit | Total: 493,800

User Acct

33751

GIS Ref

GIS Ref

Insp Date

11/28/18

!4028!

PRINT

Date	Time
12/10/20	19:07:21

LAST REV

Date	Time
04/25/19	15:03:10

apro

PAT ACCT. 4028

Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	33751
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G15	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	10	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Poor

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.07997537
Const Adj.:	0.99890995
Adj $ / SQ:	134.850
Other Features:	85106
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	557059
Depreciation:	103613
Depreciated Total:	453446

COMMENTS

SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	9	BRs:	4	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	4	
Totals			
1	9	4	

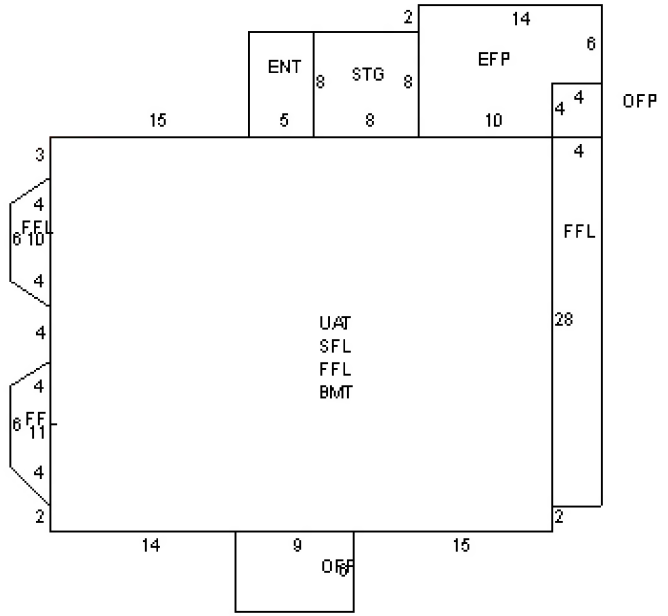
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	148.33
Special Features:	0	Val/Su Net:	108.86
Final Total:	453400	Val/Su SzAd	185.67

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,302	134.850	175,574
BMT	Basement	1,140	53.600	61,107
SFL	Second Floor	1,140	134.850	153,729
UAT	Upper Attic	285	71.470	20,369
EFP	Enclos Porch	124	49.130	6,092
OFP	Open Porch	70	40.030	2,802
STG	Storage	64	9.120	583
ENT	ENTRY	40	26.370	1,055
	Net Sketched Area:	4,165	Total:	421,311
Size Ad	2442	Gross Are	5020	FinArea 3155

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	A	
UAT	100	RRM	50	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 047.0-0007-0009.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	12X20	A	AV	1925	25.42	T	40	101			3,700			3,700

More:	N	Total Yard Items:	3,700	Total Special Featues:		Total:	3,700